

From: Mark CD Ashdown [REDACTED]
Sent: 04 October 2025 11:33
To: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>
Cc: [REDACTED]
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Subject: 25/14029/PINS | Application for Planning permission for erection of a detached dwellinghouse.

Dear PINS,

We note that the applicant's Biodiversity Net Gain evidence shows that there will be a net loss of biodiversity of 45.92%.

Whilst we applaud the applicant's proposals to provide new off-site habitat nearby - *'the south-west strip of the site is fenced off to create a public/shared area with species-rich flowering lawn'* and that *'a small area will be demarcated as distinct to the rest of the garden and managed separately. Three small trees growing to over 7.5cm diameter at breast height once established will also be planted'*- this will, we fear, be neither practicable nor possible and could involve the applicant and their successors in onerous covenants relating to any *public/shared area* set aside for this purpose.

In the absence of such a solution, any offsite biodiversity offsetting required may only be provided on a registered Biodiversity Gain site, none of which are currently available within the city of Bristol.

Regards

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Chair (acting)
BNG and Planning lead
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